Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area. Town and Country Planning Act 1990

WO9/SSL3/T Camden

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant N	ame, Address and	Contact Details				
Title:	First name:		Surname:			
Company name	Network Rail Infrastruc	ture (Ltd)			N. d	Futuration
Street address:	Kings Place			Country Code		Number
	90 York Way		Telephone number:			
	-		Mobile number:			
Town/City	London		Fax number:	· [
County:						
Country:			Email address:			
Postcode:	N1 9AG					
Are you an agent a	acting on behalf of the a	pplicant? (• Yes	(No			
Title: Miss	First Name: He	elen	Surname: Mil	Iner		
Company name:	Network Rail Infrastru	cture Limited				F
Street address:	1 Eversholt Street			Country Code	National Number	Number
	5th Floor - Commercia	al Property	Telephone number:		02079047585	
			Mobile number:		07515625169	
Town/City	London		Fax number:	[
County:				L.,		[
Country:			Email address:			
Postcode:	NW1 2DN		Helen.Milner@networl	krail.co.uk		

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3. Trees Location

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Please provide the address of the site where the tree(s) stands (full address if possible):

House:	Suffix:	Description:						
House name:	Land to the south of the rail tracks, adjacent to West Hampstea							
Street address:	Iverson Road							
Town/City:	London							
County:								
Postcode:	NW6 2HX							
If the location is une describe as clearly a of 12 to 18 High Str an Ordnance Surve	clear or there is not a full postal address, either is possible where it is (for example, 'Land to rear eet' or 'Woodland adjoining Elm Road') or provide y grid reference:							

4. Trees Ownership

The applicant is the owner of the trees

• Yes	No
C Yes 💿	No
	Yes

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

VARIOUS TREES ON RAILWAY LAND FRONTING IVERSON ROAD NW6, ON SOUTH SIDE OF STATION. (TPO NO. C206/1999). ORDER CONFIRMED BY COUNCIL ON 7.1.2000.

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

1. - Ash T42 - Fell to enable adequate space to construct replacement station building for West Hampstead Thameslink station. No tree replanting, however new station building to have a sedum roof to help counteract the loss of habitat.

2. - Ash T24 - Fell to enable adequate space to construct replacement station building for West Hampstead Thameslink station. No tree replanting, however new station building to have a sedum roof to help counteract the loss of habitat.

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8. Trees - Additional Information	
For all trees A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (s It would also be helpful if you provided details of any advice given on site by an LPA officer.	for works to trees covered see guidance notes).
For works to trees covered by a TPO Please indicate whether the reasons for carrying out the proposed works include any of the following. If must be accompanied by the necessary evidence to support your proposals. (See guidance notes for fur	so, your application rther details)
 Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall: If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. 	🔿 Yes 💽 No
 Alleged damage to property - e.g. subsidence or damage to drains or drives. If YES, you are required to provide for: 	C Yes 💽 No
<i>Subsidence</i> A report by an engineer or surveyor, to include a description of damage, vegetation and repair proposals. Also a report from an arboriculturist to support the tree work	n, monitoring data, soil, roots k proposals.
<i>Other structural damage</i> (e.g. drains, walls and hard surfaces) Written technical evidence from an appropriate expert, including description of da	amage and possible solutions.
Documents and plans (for any tree) Are you providing additional information in support of your application?	No
If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc	in support of your application:
-Tree Survey - Proposed Plans: 532-FA-120-PD-REV00, 532-FA-103-PD-REV00, 532-FA-102-PD-REV00, - Justification statement.	
9. Trees - Declaration	
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.	Date: 17/11/2009

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Development Control Planning Department Camden Council Town Hall Argyle Street London WC1H 8EQ

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5th Floor, 1 Eversholt Street Town Planning London, NW1 2DN Tel: (0161) 880 3599 Mob: 07515 625169 E-Mail: Helen.Milner@networkrail.co.uk

Our Ref: TP/LNE/2009/086

Date: 17 November 2009

Dear Sir/Madam

Re: Felling of two protected trees, Iverson Road, West Hampstead

Please find attached a works to trees application for the felling of two Ash trees protected by a Tree Preservation Order along Iverson Road, West Hampstead. The following documents accompany the application forms;

- Location plan at 1:1250
- Planning Statement
- Tree survey
- Existing site plans
- Proposed site plans

I trust the information provided is sufficient to validate the application and I look forward to hearing from you in due course that the application has been validated, if you require any further information please do not hesitate to contact me

Yours Sincerely

Helen Milner Town Planner

Justification Statement

- 1. As part of the proposal to build a replacement station building for West Hampstead Thameslink station, which has already been submitted to Camden Council, it is necessary to remove two trees protected by a tree preservation order.
- 1.1 Although further tree clearance will be required this will not be of protected trees. Additionally another protected tree is to be removed; however this was approved under the approved planning application for the new station footbridge.
- 1.2 Both of the protected trees to be felled are Ash trees, which are middle aged and in the second third of their estimated life expectancy and whilst neither tree is considered to be in a poor condition both trees do have early signs of rot.
- 1.3 Both T24 and T42 are to be felled to provide adequate space to construct the replacement station building for West Hampstead Thameslink train station. The replacement building is to be constructed on the railway embankment adjacent to lverson Road, which is lined with protected Ash and Lime trees.
- 1.4 The location of the replacement station building was heavily influenced on where its siting would have the least impact (require removal) on the protected trees. Although the chosen location will require the loss of two protected trees, if the station building where to be built closer to West End Lane this would have had a much more significant impact on the protected trees.
- 1.5 Although Network Rail does not currently propose to replant any trees along the railway embankment the new replacement station building will be constructed with a sedum roof to help counteract the loss of habitat. Also as part of the station building proposal an area of public realm is to be created around the existing Lime trees, which will allow local residents and commuters using the new station building to enjoy the retained trees to a greater degree than they current can.
 - 1.6 Whilst Network Rail accepts that the loss of trees is not favourable, especially protected tress, the felling of the trees will make way for a valuable and much

TP/LNE/2009/086 - Removal of two protected tress, West Hampstead Thameslink station

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needed infrastructure project, which will help improve passenger flow onto and around West Hampstead Thameslink station.

1.7 Network Rail has discussed the proposal with Camden Council's tree officer before submitting this application to explain the reasoning behind the need to fell the trees and provision of a sedum roof to help encourage the natural habitat around the station building to grow. Therefore on balance it is considered that this proposal is acceptable to enable the improvements to the train station.

Tree Survey

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West Hampstead Interchange

Prepared by

Land and Landscape Management Ltd

For

Hyder Consulting

August 2008

Report Number: 003-LN01083-LNR-01

1. Survey Brief

- 1.1 The site comprises a rectangular shaped area of land with a row of planted Limes and Ash along the southern boundary bordering Iverson Road. The site slopes to the north and then flattens with retaining walls forming the boundary with the railway. Trees have been recently cleared from the flatter area but the slope is covered with principally grey poplar that have regenerated most probably from root suckers. Land & Landscape Management Ltd (LLM) were requested to undertake an arboricultural survey in accordance with BS 5837:2005.
- 1.2 Whilst every effort is made to ensure that the comments relating to the trees surveyed are accurate it must be noted that no climbing of trees, internal inspections or excavations of the root areas have been undertaken. As such this report should not be taken to mean or imply that any of the inspected trees should be considered as safe. No tree can be guaranteed as 100% safe, as some defects are not detectable by a visual, non-climbing, mon-invasive inspection. Failure of an apparently healthy tree, either in part or totally, may occur as a result of physical or physiological stress.

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2. Survey Methodology

2.1 The trees were inspected on July 3rd, 2008 from ground level, using binoculars where necessary. No invasive techniques such as tree boring were used. The survey methodology is based on that recommended in BS 5837:2005 –Trees in Relation to Construction - Recommendations. The following information was recorded about each tree:

Number. A topographic survey plan of the site -BT&P drawing SK1 was provided by Hyder Consulting. This plan showed the location of the sixteen trees bordering Iverson Road that are covered by a Tree Preservation Order. A topographic survey of the remainder of the site - including all other major trees was being undertaken at the same time as the tree survey. The approximate positions of the other 41 trees surveyed were located onto drawing SK1 by reference to fixed points and the positions of other trees. Once the full topographic survey is available it is recommended that a reconciliation is made between the topographic plan and the one supplied with this report to determine the precise locations of the trees before any use of the Root Protection Areas is made.

Species. The English name of the tree species.

Height. The height of the tree in metres was estimated by eye.

Dbh. The diameter of the tree at 1.5 metres above ground level was measured using a girth tape. The measurement is recorded in centimetres. In some instances where the tree has more than one stem the dbh was measured just above the root flare – this is indicated by ms in the dbh column.

Crown Spread. The crown spread was estimated by eye from the centre of the tree to the edge of the canopy in four directions. The measurements in metres are recorded in the order north, east, south, west. Normally these measurements are prepared by pacing but given the density of tree cover and the extensive debris on the ground it was not possible to use this method.

Height to Crown The height in metres to the level of the lowest branches overhanging the site was estimated and recorded.

Age. The tree was ascribed to one of five age classes as follows:

- Y Young. The first one third of the estimated life expectancy
- MA Middle Aged. The second third of the estimated life expectancy
- Mat Mature. The last third of the estimated life expectancy
- OM Over mature. Trees showing obvious signs of senescence
- D Dead

Remain. The estimated remaining useful life expectancy of the tree in years was ascribed to one of four categories:

- <10 Less than 10 years
- 10 20 Between 10 and 20 years
- 20 40 Between 20 and 40 years
- 40+ Over 40 years

West Hampstead Interchange

Category. Each tree was assessed with regard to its overall quality as an amenity tree according to British Standard BS 5837:2005 Trees in relation to construction - recommendations. The trees were ascribed to one of four classes:

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A: Trees whose retention is most desirable

B: Trees where retention is desirable

C: Trees which could be retained

R: Trees for removal

Root Protection Area - RPA. Using the formulae in BS 5837:2005 the Root Protection Area was calculated.

Protection Zone Radius. Using the formulae in BS 5837:2005 the radius of the Root Protection Area was calculated.

Comments. Observations made about the form and condition of the tree.

		DBH	(cms)									
Tree No	Species	Est	Таре	Ht (m)	Ht to Crown (m)	Crown spread (m) NESW	Age Class	Remain (years)	Category	RPA (m²)	Protection Zone radius (m)	Comments
1	Grey Poplar		27	20	2.5	5,7,3,5	Y	20-40	C	33.0	3.2	A reasonable developing tree.
2	Grey Poplar		24	20	5	5,6,2,2	Y	20-40	C	26.1	2.9	The tree has a slightly swept stem, slight lean to the east and is one sided due to tree T1.
3	Grey Poplar		17	20	6	5,1,1,4	Y	20-40	с	13.1	2.0	The tree has a swept stem and is one sided due to tree T 1.
4	Grey Poplar		24	20	8	2,2,1,0	Y	20-40	с	26.1	2.9	The tree is one sided and leans to the north.
5	Grey Poplar		19	20	5	4,1,2,3	Y	20-40	C	16.3	2.3	The tree is one sided and leans to the west.
6	Grey Poplar		12	15	9	7,5,5,3	Y	20-40	С	6.5	1.4	The tree is one sided due to tree T 5.
7	Lime		61	21	2	5,5,5,5	Y	40+	А	168.4	7.3	The tree has a major, tight fork at c 3.5 m. Minor branches have been historically pruned to keep them clear of the billboard.
8	Lime		47	20	2.5	7,5,5,3	Y	40+	В	99.9	5.6	The tree has a moderate lean to the east and a tight, potentially weak fork at c 2.5 m.
9	Grey Poplar		18	12	5	2,3,1,2	Y	40+	с	14.7	2.2	The tree has a slight lean to the north east and has been recently topped at c 7.0 m.
10	Grey Poplar		19	17	4	2,5,1,0	Y	40+	C	16.3	2.3	The tree has a moderate lean to the east and is one sided due to a tree that has now been removed.
11	Grey Poplar	ms	36	14	5	3,3,2,3	Y	40+	С	40.7	3.6	The tree is two stemmed from the base with a small pocket of rot where an old stem has rotted away at the base of one stem.

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West Hampstead Interchange

		DBH	(cms)									
Tree	Species	Est	Tape	Ht (m)	Ht to Crown (m)	Crown spread (m) NESW	Age Class	Remain (years)	Category	RPA (m²)	Protection Zone radius (m)	Comments
12	Lime		56	20	3.5	7,2,6,3	Y	40+	В	141.9	6.7	The tree has an historic major stem wound from c 3.5 m down to c 1.0 m. The wound edges appear to be well callused and whilst there was rot it would now appear to be inactive and compartmentalised.
13	Lime		39	21	2	7.3.7.2	Y	40+	A	68.8	4.7	The tree has a slightly swept lower stem and a slight lean to the north east.
14	Lime		50	21	2	7,2,7,3	Y	40+	A	113.1	6.0	The tree has a major fork at c 1.75 m. At the point of the fork a branch has historically stripped away leading to a small wound that is wet and has some decay. Monitor.
15	Lime		43	21	1.5	6.2.7.3	Y	40+	A	83.7	5.2	The tree has a major fork at c 2.75 m.
16	Grev Poplar		7	11	2.5	3,1,0,1	Y	40+	С	2.2	0.8	The tree has a deformed stem, is one sided and the upper crown leans due to tree T 14.

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		DBH	(cms)									
Tree No	Species	Est	Таре	Ht (m)	Ht to Crown (m)	Crown spread (m) NESW	Age Class	Remain (years)	Category	RPA (m²)	Protection Zone radius (m)	Comments
17	Lime		-	_	-	-	Y	<10	R	-		The tree had major basal rot destroying c 75% of the stem. It has blown over in a north easterly direction with a small portion of the stem and bark remaining intact with the result that the tree is in leaf on the ground. There was no obvious external sign of any distress with the tree or of the presence of the rot (though fungal bodies may have appeared last autumn) and the fate of this tree does give rise to some concern for the other lime trees. An internal inspection or tomograph survey of a selection of the limes is recommended.
18	Lime		48	20	4	7,3,7,2	Y	40+	Α	104.2	5.8	The tree has a major fork at c 3.0 m.
19	Lime		38	20	1	8,2,5,4	Y	40+	A	65.3	4.6	The tree has a swept stem and a moderate lean to the north east.
20	Lime		36	17	1.25	5,2,6,3	Y	40+	В	58.6	4.3	The tree has a major fork at c 3.5 m and a slight lean to the north west.
21	Lime		42	20	1	6,2,3,2	Y	40+	В	79.8	5.0	The tree leans to the north and has a major fork at c 3.5 m. The tree is becoming suppressed by two adjacent trees.
22	Lime		54	20	2	7,4,5,4	Y	40+	В	131.9	6.5	The tree has a major fork at c 3.5 m.
23	Lime	ms	67	20	3	7,4,6,6	Y	40+	Α	141.0	6.7	The tree has a major fork at c 1.25 m.

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3. Observations

Given the absence of a complete topographical survey plan the positions of the trees as shown on the plan must be treated with caution.

A small area of Japanese Knotweed was noted in the area to the north of trees 53 to 57.

With some exceptions the general quality of the individual trees is not high. The presence of the older Limes and Ash to the south of the site, on the top of the slope, has generally meant that all trees located to the north have a tendency to lean to the north and become one sided. The bines are a major feature on Iverson Road but they should have been thinned to a wider spacing some years ago. As a consequence of the relatively tight centres the trees have become narrow crowned and some have significant leans. The total failure of one of the limes is a cause for concern and it is recommended that further investigations are undertaken to determine if the rot that caused the failure of this tree is an isolated instance.

Whilst the Grey Poplars are individually of generally poor quality (there are one or two better specimens among the older trees at either end of the site) collectively they form a pleasant green backdrop to the station. Management to date has focussed completely on issues of rail way safety and some consideration should be given to thinning out the poplars to favour the better specimens and to select the better more recent natural regeneration with a view to perperuating woodland cover in the area that is both aesthetically pleasing and not a hazard to the safe operation of the railway.





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Landolt Brown New House Web Under With Londer Sti Ma T. sep 730' Serf	work Rail	Ext Ext (in	ent of Station Project ent of Thameslink Footbridge dependent project)	



West Hampstead Thamesiink Station, London

Permitted Development Submission Site Plan Project Scope Project Number 555-75-75-76-745-96 1255-96-71 (21-56) - 6-76 2010 - 2010

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(independent project)

mber 635-FA-105-PC-REV60 1:500 @ A1 / 1:1600 @ A3 S0th October 2009



		WEST HAMPSTEAD THAMESLINK STATION	
		SLOPING MASONRY	EXISTING
Landolt Network Rail	<u> </u>		i 1



West Hampstead Thameslink Station, London

Permitted Development Submission Site Plan Existing Project Number 538-54-104-PD-PEV09 1200 @ A1 / 1:400 @ A3 300 @ Adder 5200





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Permitted Development Submission Location Plan Existing

> Project Number 832-FA-100-PD-REV00 1:1000 @ A1 / 1:3000 @ A3 S0th October 2000